RIEHMERS HOF GARTEN
DAS KULTURGUT

Condition
well-kept

105,74 m²
Living space

Floor
2

4
Rooms

No
rented

Purchase price
€ 999.999,00

RIEHMERS HOF GARTEN
DAS KULTURGUT

Apartment No.: 1111-117

Location.

Großbeerenstraße 57, 10965 Berlin

In global city rankings, Berlin has been among the top ten for years. Complex cultural events, an engaging way of life, and a unique history have earned the metropolis its global renown. It motivates millions of visitors every year to come to Berlin to see for themselves. Over the past decade, about 400,000 of them were so captivated by the city that they decided to stay for good.
To be sure, a high level of liveability makes it easy to fall in love with Berlin. But the city has so much more to offer. As a science hub, Berlin offers skills and knowledge in just about any scientific field you can think of. Moreover, Germany's capital of start-up businesses has developed an economic dynamic that attracts companies from inside and outside the country. Its location in the European heartland recommends it as place of business every bit as much as its ability to provide high-skilled graduates and its proximity to the start-up scene with its innovative potential for prospering businesses of tomorrow.
In Kreuzberg, the impulsive energy of young generations is keenly felt and reflected in up-and-coming trends. Aside from this district's centrality and legendary hipness, life here is defined by a highly productive cultural scene and by creative diversity. Especially the Bergmannstrasse has enormous appeal. Every store here is one of a kind—whether it sells wine, pastry or coffee, antique junk, designer artefacts or vintage goods by the pound, gourmet dog food, vegan takeaway food or famous sausages—while the space in between is dotted with cinemas, theatres and churches that occasionally double as concert halls. All of this embedded in a historic setting of streets that are testimony to the cultural heritage of the city. Viktoriapark, Gleisdreieck Park or the vast grasslands of the former Tempelhof airport grounds provide plenty of outdoor space for local recreation and leisure activities.

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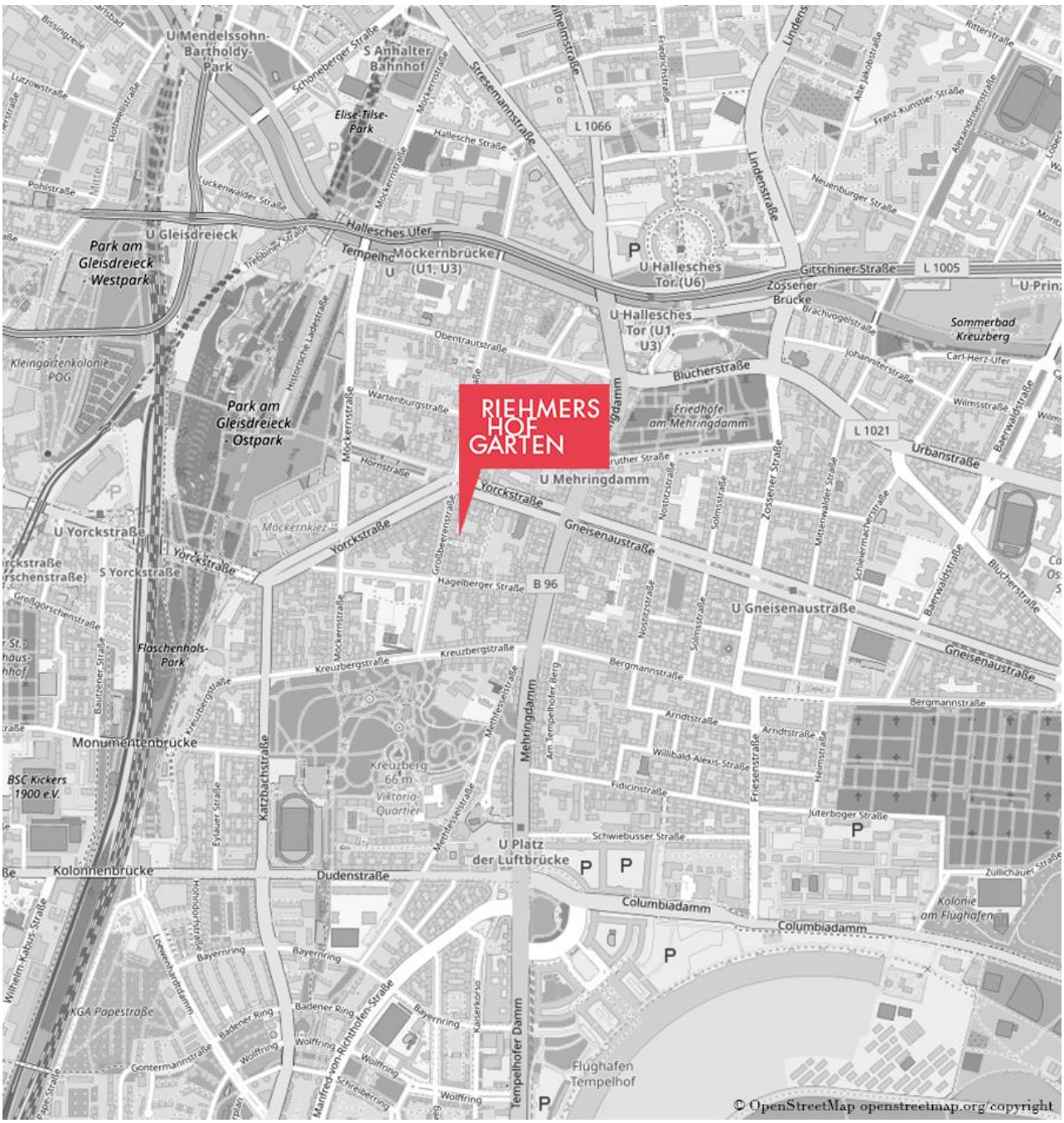

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Property.

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It is a gem dating back to Imperial Germany, and an asset to Berlin as architectural landmark: Riehmers Hofgarten.
At the time, Wilhelm Riehmer let his courage and visionary zeal as builder inspire him to bypass the urban planning standards of his day in favour of upscale liveability. Rather than sticking with the dense development of tenements grouped around tiny courtyards, the master builder in 1891/1892 used a plot he owned to create a magnificent ensemble.
With lavish attention to detail and the diligence of a heritage curator, large parts of the baroque-revival buildings and outside facilities have now been restored. The patrician façades present themselves with bright structures whereas the staircases inside are dominated by warm earthy colours. The entrance doors to houses and flats, the windows and stair railings were overhauled in line with their original historic design. Partially uncovered frescoes on the mezzanine levels illustrate the artful aesthetics of the era when the house was built.
To meet sophisticated expectations, modern-day quality was seamlessly integrated. The lighting system as well as the bell systems complete the authentic design by adding high-end technology. Water supply lines and waste water pipes were replaced, while heating and electrical installations were either upgraded or replaced.
The eleven entranceways are named after scions of the Hohenzollern dynasty. The "Victoria" entranceway at Grossbeerenstrasse 57 takes you either by lift or via the authentically restored stairwell up to the second floor, and there to this 4-bedroom flat that is sure to appeal to couples, small families or simply people with a generous sense of space in a harmonious layout.
As a community, the residents of this housing complex have the use of the attractive courtyard garden whose groomed trails, picnic lawns, boule court and playground offer various options for passing the time, hanging out and comparing notes.

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Facilities.

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Extensive redevelopment of the building in close consultation with the heritage conservation authority was combined with upgrades to modern requirements in order to restore the complex to new splendour. Grossbeerenstrasse 57 offers modern-day liveability in a charming, authentic 4-bedroom period flat. Depending on your needs, you can add your personal style to these historic rooms as you refurbish your new home on your own.

In this second-floor unit, roughly 106 square metres of living area branch off the central hallway. Three bedrooms lie side by side in the part up against the west-facing building frontage, the first two being linked by a double door. One is sized 23 square metres, the other one next to it measures just under 17 square metres. The third bedroom is the largest at 25 square metres. The bathroom rests up against the other side of the building, overlooking the courtyard garden. The open-plan kitchen branches off the entryway. The fourth bedroom of 15 square metres lies right behind it, and is part of the open-plan arrangement. Being connected to the kitchen via the entryway and no door in between makes it the obvious choice for a dining room.

The flat features all the elements that typify period buildings, such as wooden board floors and historic plaster ornaments on high ceilings, as well as wooden doors and double-cased windows which were overhauled on the outside. The mail box system was also replaced in the course of the refurbishment. In addition, a basement unit and an underground parking spot are assigned to the flat.

This is a great opportunity to invest in a heritage building upgraded to modern specifications, and to benefit long-term from its special potential.

ACCENTRO
Unverbindliche Visualisierung

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Wohnbeispiel

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Floor plan.

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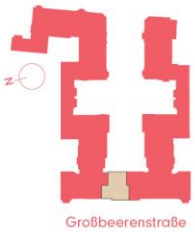

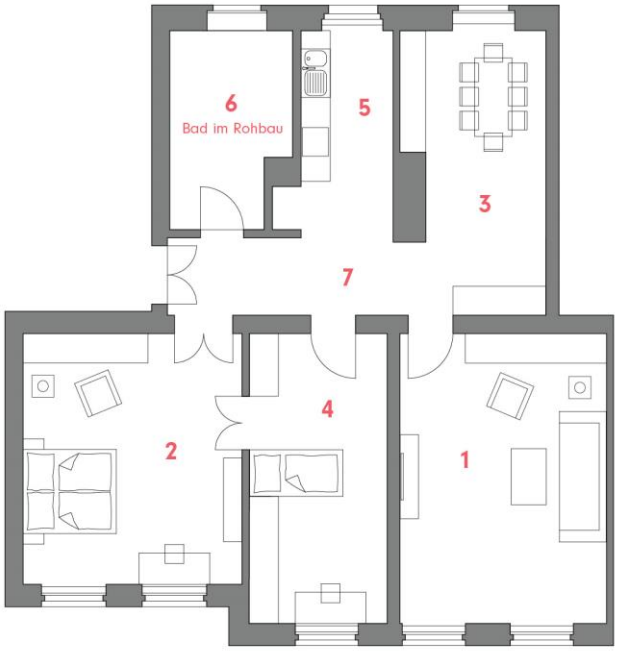

WE 117
4-Zimmer-Wohnung im 2.OG

4-Room-Apartment, 2nd Floor
Großbeerenstr. 57, Aufgang Victoria

1	Wohnzimmer / Living room	25,35 m²
2	Schlafzimmer / Bedroom	23,21 m²
3	Esszimmer / Dining room	16,77 m²
4	Kinderzimmer / Children's bedroom	14,93 m²
5	Küche / Kitchen	8,59 m²
6	Bad / Bathroom	9,49 m²
7	Diele / Hall	7,40 m²

GESAMTFLÄCHE ..... **105,74 m²**
Total living space

Maßstab / Scale 1:150

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Facts.

Großbeerenstraße 57, 10965 Berlin

Purchase price	€ 999.999,00
Living space	105,74 m²
Rooms	4

Property type	1-floor apartment
Monumental protection	Yes
Condition	well-kept
Floor	2
Elevator	No
Tenanted	No
Balcony/Loggia	No

Number of parking spaces	1
Type of parking space	Underground car park
Common charge	€ 483,49
Property mgmt. fee	€ 29,75
Maintainence fee	€ 20,72
Year of construction	1891

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The notarized sales contract is considered to be the only legally valid basis.